175.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,800 / 858,800
					USE VALUE:	858,800 / 858,800
					ASSESSED:	858,800 / 858,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
363		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GENDALL ROBERT G/ETAL
Owner 2:	GENDALL APRIL L
Owner 3:	
Street 1:	363 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1942, having primarily Wood Shingle Exterior and 2027 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6276.000	432,000	1,000	425,800	858,800
Total Card	0.144	432,000	1,000	425,800	858,800
Total Parcel	0.144	432,000	1,000	425,800	858,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.73 /Parcel: 423.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117206

GIS Ref

GIS Ref

Insp Date 07/19/18

!13642!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	432,000	1000	6,276.	425,800	858,800		Year end	12/23/2021
2021	101	FV	419,500	1000	6,276.	425,800	846,300		Year End Roll	12/10/2020
2020	101	FV	419,500	1000	6,276.	425,800	846,300	846,300	Year End Roll	12/18/2019
2019	101	FV	320,400	1000	6,276.	419,700	741,100	741,100	Year End Roll	1/3/2019
2018	101	FV	324,300	0	6,276.	322,400	646,700	646,700	Year End Roll	12/20/2017
2017	101	FV	324,300	0	6,276.	304,100	628,400	628,400	Year End Roll	1/3/2017
2016	101	FV	324,300	0	6,276.	279,800	604,100	604,100	Year End	1/4/2016
2015	101	FV	311,500	0	6,276.	261,600	573,100	573,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:26:50

LAST REV

Date	Time
11/17/21	10:22:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13642

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEININGER LUCAS	26612-343		8/27/1996		220,000	No	No	Y	

USER DEFINED

Prior Id # 1:	117206
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2014	1030	Manual	2,700		8/19/2014			Extend deck 6ft an
5/7/2008	450	Addition	88,200			G10	GR FY10	2ND LEVEL ON FRT

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Meas/Inspect	CC	Chris C
12/17/2008	Measured	336	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6276		Sq. Ft.	Site		0	70.	0.97	6									425,798						425,800	

Total AC/HA:	0.14408	Total SF/SM:	6276	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,798	Spl Credit		Total:	425,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23626471
Const Adj.:	0.99989998
Adj $ / SQ:	160.698
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452875
Depreciation:	20832
Depreciated Total:	432043

COMMENTS

EST BACK (DOG).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

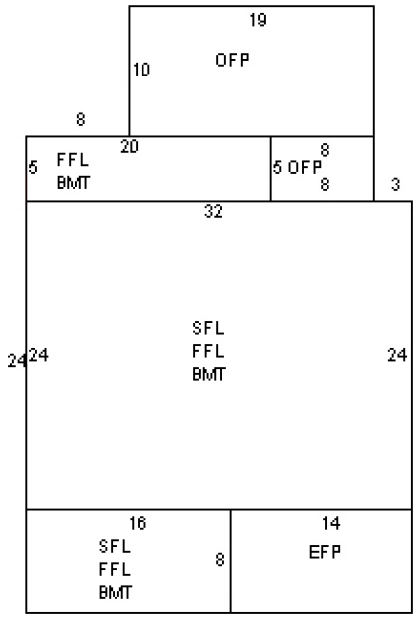
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.70
Special Features:	0	Val/Su Net:	140.44
Final Total:	432000	Val/Su SzAd	241.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	943	56.040	52,849
FFL	First Floor	943	160.700	151,539
SFL	Second Floor	848	160.700	136,272
OFP	Open Porch	230	23.670	5,444
EFP	Enclos Porch	112	51.530	5,771

Net Sketched Area:	3,076			Total:	351,875
Size Ad	1791	Gross Area	3076	FinArea	2027

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	B	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						
19	Patio	D	Y	1	17X20	A	AV	2000	3.35	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000